

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 2/4/2014	(3) CONTACT/PHONE Karen Nall, Senior Planner/781-5606	
(4) SUBJECT Hearing to consider a request by the County of San Luis Obispo to amend the inland Land Use and Circulation Elements of the County General Plan and the Land Use Ordinance, Title 22 of the County Code (Clerk's File) by reorganizing them as follows: 1) The 11 existing inland planning areas are consolidated and reorganized into four new inland planning areas, based largely on watershed boundaries; 2) The plans for the four new inland planning areas are combined into a single document called The Area Plans; 3) Community plans are proposed for urban areas and villages and 4) Planning area standards in the Land Use Ordinance (LUO) are reorganized into rural and urban/village standards according to the new planning areas; and approve the environmental document pursuant to the California Environmental Quality Act. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> <li>1. Hold the public hearing on the amendments recommended for approval by the Planning Commission as set forth in the attached Exhibits and staff reports.</li> <li>2. Approve the proposed General Rule Exemption in accordance with the applicable provisions of the California Environmental Quality Act (Public Resources Code 21000 et seq.).</li> <li>3. Take final action on the amendments heard today by adopting and instructing the Chairperson to sign the attached resolution and ordinance to adopt the following:             <ol style="list-style-type: none"> <li>a. Inland Framework for Planning, Part I of the Land Use Element as set forth in Exhibit LRP2008-00002:A;</li> <li>b. The Inland Area Plans, Part II of the Land Use Element, as set forth in Exhibit LRP2008-00002:B;</li> <li>c. Community/Village Plans, Part III of the Land Use Element, as set forth in Exhibit LRP2008-00002:C;</li> <li>d. Amendments to the Official Maps, Part IV of the Land Use Element as set forth in Exhibit LRP2008-00002:D and</li> <li>e. Amendments to Title 22, Land Use Ordinance (Inland) as set forth in Exhibit LRP2008-00002:E.</li> </ol> </li> </ol>			
(6) FUNDING SOURCE(S) General Fund	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. <u>90 mins</u> ) <input type="checkbox"/> Board Business (Time Est. <u>    </u> )			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input checked="" type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A    Date: <u>          </u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) All Districts -			

## County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Karen Nall, Senior Planner

VIA: Ellen Carroll, Manager, Planning Division

DATE: 2/4/2014

SUBJECT: Hearing to consider a request by the County of San Luis Obispo to amend the inland Land Use and Circulation Elements of the County General Plan and the Land Use Ordinance, Title 22 of the County Code (Clerk's File) by reorganizing them as follows: 1) The 11 existing inland planning areas are consolidated and reorganized into four new inland planning areas, based largely on watershed boundaries; 2) The plans for the four new inland planning areas are combined into a single document called The Area Plans; 3) Community plans are proposed for urban areas and villages and 4) Planning area standards in the Land Use Ordinance (LUO) are reorganized into rural and urban/village standards according to the new planning areas; and approve the environmental document pursuant to the California Environmental Quality Act. All Districts.

### **RECOMMENDATION**

It is recommended that the Board:

1. Hold the public hearing on the amendments recommended for approval by the Planning Commission as set forth in the attached Exhibits and staff reports.
2. Approve the proposed General Rule Exemption in accordance with the applicable provisions of the California Environmental Quality Act (Public Resources Code 21000 et seq.).
3. Take final action on the amendments heard today by adopting and instructing the Chairperson to sign the attached resolution and ordinance to adopt the following:
  - a. Inland Framework for Planning, Part I of the Land Use Element as set forth in Exhibit LRP2008-00002:A;
  - b. The Inland Area Plans, Part II of the Land Use Element, as set forth in Exhibit LRP2008-00002:B;
  - c. Community/Village Plans, Part III of the Land Use Element, as set forth in Exhibit LRP2008-00002:C;
  - d. Amendments to the Official Maps, Part IV of the Land Use Element as set forth in Exhibit LRP2008-00002:D and
  - e. Amendments to Title 22, Land Use Ordinance (Inland) as set forth in Exhibit LRP2008-00002:E.

### **DISCUSSION**

At today's meeting, your Board will hold a public hearing on the following amendments recommended for approval by the Planning Commission and take final action through adoption of a resolution.

The Planning Commission is transmitting the record of their meeting of August 8, 2013 to your Board for the attached proposed amendments to the Land Use and Circulation Elements of the County's General Plan and the Land Use Ordinance, Title 22 of the County Code, as follows:

Hearing to consider a request by the County of San Luis Obispo to amend the inland Land Use and Circulation Elements of the County General Plan and the Land Use Ordinance, Title 22 of the County Code. The proposal is a reorganization only and does not involve changes or updates to general plan goals, policies, programs, data, or statistics or changes in the effect of standards for development (planning area standards). This project consists of the following major parts: 1) The 11 existing inland planning areas are consolidated and reorganized into four new inland planning areas, based largely on watershed boundaries. 2) The plans for the four new inland planning areas are combined into a single document called The Area Plans. 3) Community plans are proposed for urban areas and villages. 4) Planning area standards in the Land Use Ordinance (LUO) are reorganized into rural and urban/village standards according to the new planning areas. County File No. **LRP2008-00002**. Supervisorial Districts: All

The Planning Commission held two hearings on May 30 and August 8, 2013, considered the above amendments and took the following action to recommend approval of the proposed amendments:

*On the motion of Commissioner Meyer, seconded by Commissioner Irving, and carried unanimously, the Commission recommends the Board of Supervisors adopt the resolution to approve the proposed General Rule Exemption in accordance with the applicable provisions of the California Environmental Quality Act (Public Resources Code 21000 et seq.); and adopt the following amendments: a) Inland Framework for Planning, Part I of the Land Use Element as set forth in Exhibit LRP2008-00002:B; b) The Inland Area Plans, Part II of the Land Use Element, as set forth in Exhibit LRP2008-00002:C; c) Community/Village Plans, Part III of the Land Use Element, as set forth in Exhibit LRP2008-00002:D; Amendments to the Official Maps, Part IV of the Land Use Element as set forth in Exhibit LRP2008-00002:E; e) The County General Plan Documents as set forth in Exhibit LRP2008-00002:F; and f) Amendments to Title 22, Land Use Ordinance (Inland) as set forth in Exhibits LRP2008-00002: G-1, G-2, G-3, and G-4, subject to the findings as set forth in Exhibit A; and g). Inland Framework for Planning Page 1-1, the beginning of Paragraph 1-1 changing from "The Land Use and Circulation Elements (LUCE) is..." To: "The LUCE (Land Use and Circulation Elements) is..."; h) Inland Framework for Planning Page 1-10, Figure 1-4 "Summary of County Planning Areas", Sub Areas, and Community/Village Plans as proposed by staff in the new figure 1-4 handed out this morning and as further discussed by the commission today; i) Inland Framework for Planning, Page 1-5, Paragraph: "The Area Plans (LUCE Part II)" as described in the memo from staff today clarifying "Areas and Area Plans"; j) Inland Framework for Planning, Page 2-10, Paragraph 5 as suggested by staff in the memo today; and k) All maps should include Sub Area i.e. (North), (South) designation clearly rather than simply stating the name without the North, South area designations.*

The Planning Commission record for this item is provided in the attachments. All changes directed by the Commission have been incorporated into the text of the proposed documents. The Commission directed staff to modify all maps to identify the sub-area (i.e. "north," "south") clearly rather than simply stating the planning area name without the "north" or "south" sub-area designations (each of the four new inland planning areas is made up of sub-areas whose boundaries correspond to those of the existing planning areas). This final map re-labeling will be done following adoption by your Board.

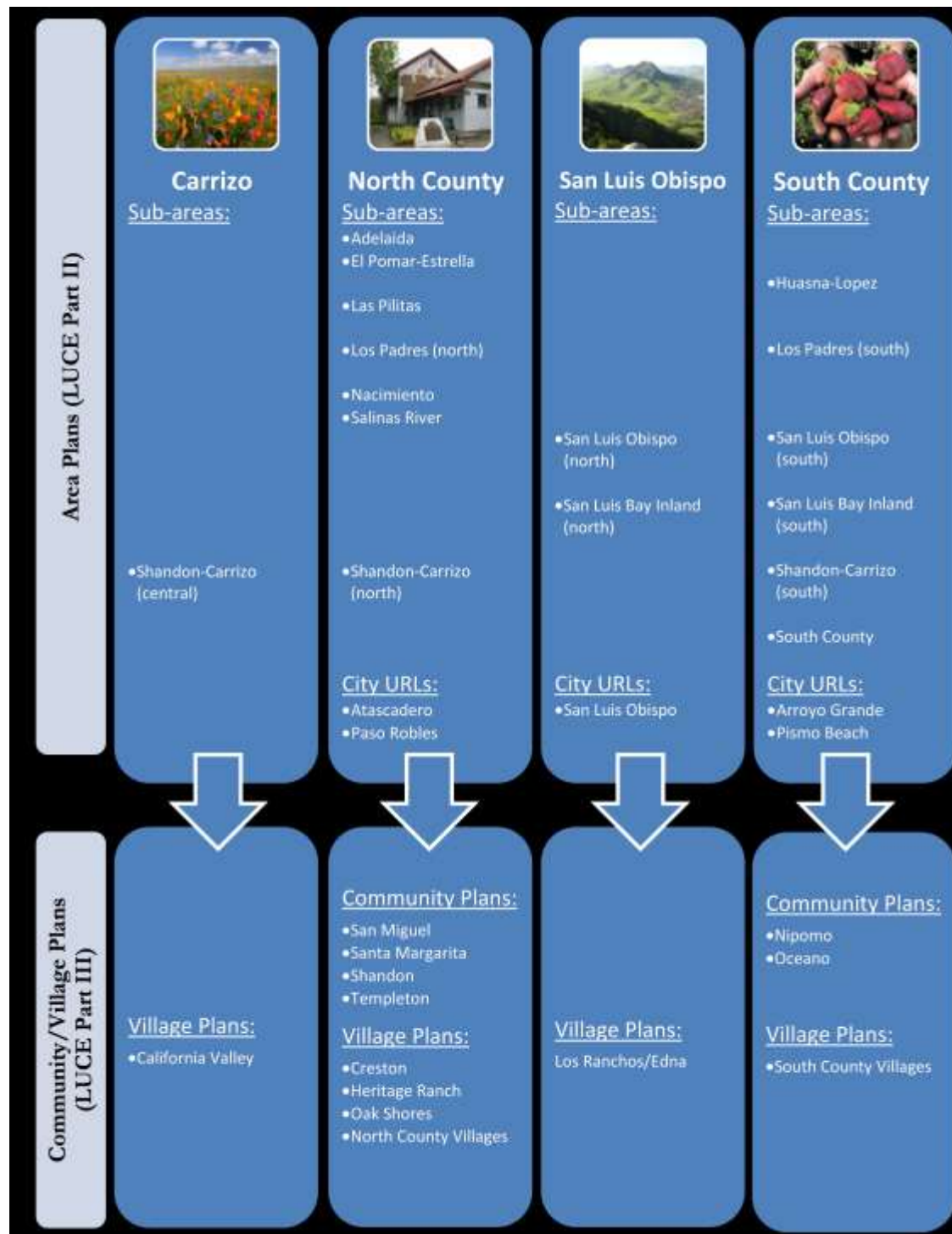
## **Background**

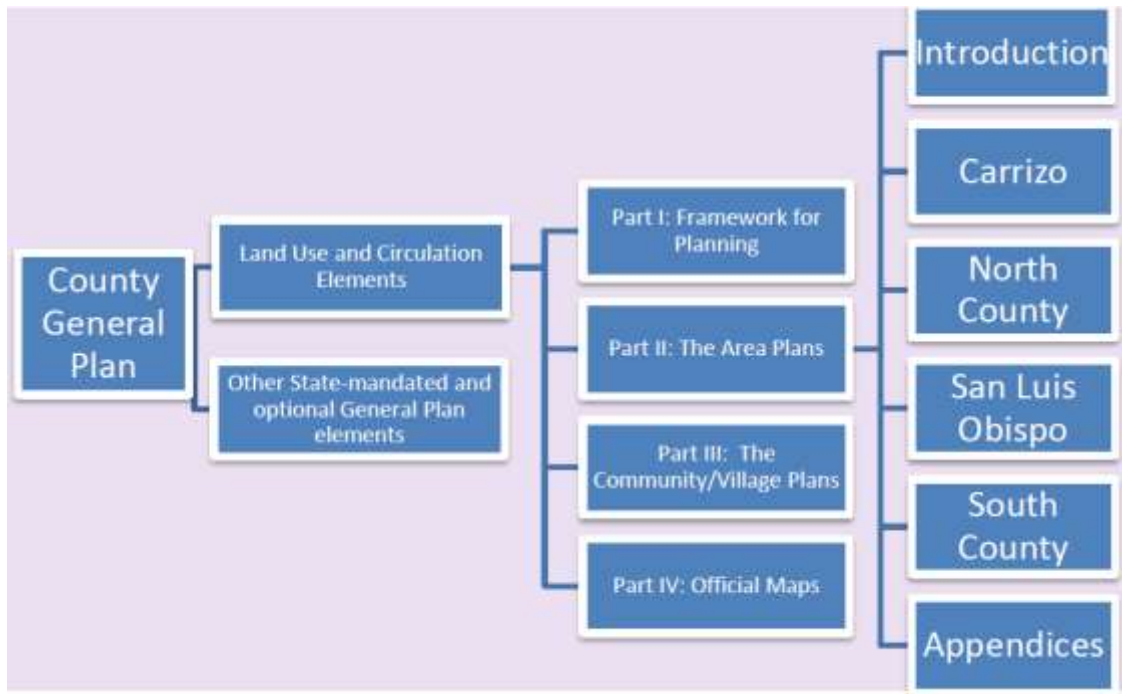
The Board of Supervisors originally authorized a major update and consolidation of the Land Use and Circulation Elements (LUCE) of the County General Plan in July of 2008. In March of 2011, the Board revised the authorization to a scaled-back project to just consolidate and reorganize the Inland Land Use Element and Land Use Ordinance. This proposal does not involve changes or updates to general plan goals, policies, programs, data, or statistics. In addition, there will be no change in the effect of existing planning area standards. The proposed LUCE reorganization includes the following:

- The 11 existing inland planning areas are consolidated and reorganized into four new inland planning areas based largely on watershed boundaries.

- The plans for the four new inland planning areas are combined into a single document called The Area Plans.
- Individual community and village plans are proposed for urban areas and villages.
- The planning area standards in the Land Use Ordinance are reorganized into rural and urban/village standards according to the new planning areas.

The following charts and discussion detail the proposed LUCE organization and consolidation:





### **Part I – Framework for Planning**

The Framework for Planning document outlines the overall organization of the Land Use and Circulation Elements. It contains land use and circulation policies and the descriptions of purpose and character for each land use category. The proposed changes to the document are to reflect the proposed changes to the overall reorganization of the LUCE. No changes are proposed to any policy or land use category definition.

### **Part II – The Area Plans**

Currently, there are 11 inland area plans. These plans describe where land use categories are applied and establish policies and programs for land use, circulation, public facilities, services, and resources. The proposed Area Plans document consolidates and reorganizes the contents of the 11 former area plans into plans for the following four new regional planning areas:

- Carrizo
- North County
- San Luis Obispo
- South County

The boundaries of the four new planning areas are based largely on watershed boundaries. The geographic boundaries of the 11 former planning areas have been preserved as “sub-areas” of the four new regional planning areas. All changes are for reorganization and reformatting purposes. No changes are proposed to any policies, programs, data, or statistics.

### **Part III – The Community/Village Plans**

Currently, the urban and village areas are included within the existing 11 area plans. Part III of the proposed LUCE separates the urban and village areas from the area plans so that most communities and villages will have their own plans. Part III is comprised of the following 13 individual inland community and village plans:

#### **Community Plans**

San Miguel  
Santa Margarita  
Shandon  
Templeton  
Nipomo  
Oceano

#### **Village Plans**

California Valley  
Creston  
Heritage Ranch  
Los Ranchos/Edna  
Oak Shores  
North County Villages  
South County Villages

The North County Villages Plan includes the three smaller villages of Garden Farms, Pozo and Whitley Gardens. The South County Villages Plan includes the villages of Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands.

The community and village plans contain the goals, policies, programs, and related background information for the County's unincorporated urban and village areas in the inland part of the county. All proposed changes are for the reorganization and reformatting purpose. No changes are proposed to any goals, policies, programs, background data, or statistics.

#### **Part IV – Official Maps**

The Official Maps are on file in the County Department of Planning and Building. They show how the land use categories and combining designations are applied to each parcel of land in the county. The Official Maps are proposed to be revised to reflect the new boundaries for the four new planning areas. No land use category or combining designation changes are proposed. The following map shows the new inland planning area boundaries in relation to the existing planning area boundaries.



#### **Land Use Ordinance (LUO)**

The attached Exhibits show the proposed Ordinance amendments. The following is a summary discussion of the proposed amendments:

The Planning Area Standards are currently contained in Article 9 of the LUO. The standards are proposed to be reorganized based on the boundaries of the four new planning areas. The areawide and rural standards will remain in Article 9, while community and village standards are contained in a new Article 10.

The only modifications proposed to any planning area standard are to improve clarity. Some redundant and extraneous planning area standards have been removed. The modifications proposed as part of this project do not change the net effect of the Planning Area Standards. As such, site-specific standards restricting density, requiring elevated permits, or imposing other requirements will remain intact.

Additional changes include the following:

- Article 9.5. (Dalidio Ranch initiative) renumbered as Article 11. No changes to the language are proposed.
- Highway Corridor and Transit Oriented Design Standards have been extracted from Article 9 and moved to Chapter 22.10.
- Former Article 9 is now split into Articles 9 and 10. References to these articles must be updated throughout Title 22, in the Shandon Community Plan, and the West Tefft Corridor Design Plan.
- Most figures have been re-numbered without any further alteration. Some figures required alteration for clarification, or to show new planning area boundaries, and several new figures are introduced to add clarity.

#### **OTHER AGENCY INVOLVEMENT/IMPACT**

The amendments were referred to all applicable responsible agencies and were reviewed and recommended for approval by the Planning Commission. In addition, County Counsel reviewed and approved the resolution and ordinances as to form and legal effect.

#### **FINANCIAL CONSIDERATIONS**

County initiated amendments are processed using funds in the current Planning and Building Department budget.

#### **RESULTS**

Final approval of the requests will allow the amendments to become effective 30 days after today's date.

#### **ATTACHMENTS**

1. Board Resolution February 4, 2014
2. Planning Commission Resolution August 8, 2013
3. California Environmental Quality Act Determination
4. Planning Commission Minutes
5. Planning Commission Staff Reports
6. Correspondence